CITY OF FREMONT

ZONING DISTRICTS: Brief summation

ZC	NING DISTRICT	PURPOSE OF DISTRICT	D	evelop	me	nt Intensity
Α	AGRICULTURAL	To prepare land best suited for agricultural use, and to protect such land from the encroachment of incompatible uses.		5 Acre minimum lot size		
R-1	RESIDENTIAL SINGLE FAMILY	To stabilize and protect the residential characteristics of the district and to promote and encourage a suitable environment for family life. The final number denotes minimum lot area in thousands of square feet.	e.g.	R-1-6 R-1-8 R-1-10	or or or	6000 sq. ft. lo 8000 sq. ft. lo 10000 sq. ft. lo
R-2	RESIDENTIAL ONE & TWO FAMILY	Same R-1 District (above).		Single-Fa	amily	6000 sq. ft. lo 8000 sq. ft. lo
R-3	RESIDENTIAL MULTI-FAMILY	To promote and encourage multiple-family development in med to very high density designated lands to provide for the diverse needs of the residents, and to allow flexibility to accomplish such goals. Final number denotes maximum units per gross acre.	e.g.	R-3-10 R-3-70	or or	up to 10 units/ad up to 70 units/ad
R-G	RESIDENTIAL GARDEN APARTMENT	Same as R-1 and R-2. The final number denotes minimum building site area per dwelling unit in hundreds of square feet.	e.g.	R-G-9 R-G-12	or or	900 sq. ft./du 1200 sq. ft./du
CBD	CENTRAL BUSINESS DISTRICT	To provide for a concentration of retail, service, and office uses reflecting the needs of the entire city and the subregion.		0.30 FAR (0.80 FAR 1/2 mile from BART)		
C-C	COMMUNITY COMMERCIAL	To provide areas for general commercial uses and services in each of the planning areas and intended primarily to serve the residents thereof.		0.50 FAF	2	
C-N	NEIGHBORHOOD COMMERCIAL	To provide areas for convenience shopping primarily for residents of the immediate neighborhood.		0.30 FAF	2	
C-O	ADMINISTRATIVE OFFICE	To provide an area wherein professional, general commercial offices, and limited personal services and residential uses may develop in close relationship with each other outside of other commercial districts.		0.30 FAR		
C-R	REGIONAL COMMERCIAL	To provide locations for high volume retail outlets which serve the residents of the city and the region.		0.25 FAR		
C-T	THOROUGHFARE COMMERCIAL	To provide areas within the city to accommodate uses primarily needed by the travelling public, for uses more appropriate to a location in this district rather than some other district.		0.30 FAF	?	
G-I	GENERAL INDUSTRIAL	To provide areas for general industrial, manufacturing, wholesale, and other related commercial and service uses needed by the city and the region.		.35 FAR (.45 FAR	for wa	arehouses)
I-L	LIGHT INDUSTRIAL	To provide locations for industrial uses which are generally oriented toward serving local businesses and residents and can operate in proximity to commercial and residential uses with a minimum of adverse effects.		.35 FAR (.45 FAR for warehouses)		
I-R	RESTRICTED INDUSTRIAL	To provide areas devoted to research and development activities such as product development, engineering, sales and administration, as well as light manufacturing, and wholesale uses.		.35 FAR (.45 FAR for warehouses)		
O-S	OPEN SPACE	To encourage the clustering of dwelling units in order to preserve and enhance the use of open space lands as a limited and valuable resource; to permit limited but reasonable use of open lands while protecting the public health, safety, and welfare from the dangers of seismic hazards and unstable soils; to ensure the continued availability of land in agricultural production and in its natural or near natural state; to preserve the topography of the city that shapes it and gives it its identity; to coordinate with and carry out regional, county and city open space plans.		Varies		
Р	Planned District	To encourage and provide a means for effectuating desirable development, redevelopment, rehabilitation and conservation in the city, which features variations in siting, mixed land uses, and/or varied dwelling types.		As approdevelopr		or the specific

ZONING DISTRICT		PURPOSE OF DISTRICT	Development Intensity	
P-F	PUBLIC FACILITY	To foster the orderly development of large-scale educational and public service uses in the community and special approved uses on publicly owned land; to insure the presence of said uses as a vital part of the community balance; and to prevent intrusion of uses which may overburden community facilities and resources.	45 ft. height and setbacks =/< 20 ft.	
S	INTERIM STUDY	To permit temporary control of the development in an area while detailed studies are being made to prevent any changes in land use which may be inconsistent with the plan and precise zoning being formulated.	As specified for the district designated by the General Plan	
(F)	FLOOD COMBINING	To provide land use regulations to be applied on a uniform basis so as to prevent property damage, and to safeguard the health, safety and general welfare of the people in areas subject to flooding and inundation.	N/A	
(F-W)	FLOODWAY COMBINING	To provide land use regulations to be applied on a uniform basis so as to prohibit any development which would reduce the watering capacities of watercourses which must be reserved, in order to discharge floodwaters in the event of a 100-yr flood and to protect persons and property from the hazards of high-velocity floodwaters.	N/A	
(HOD)	HISTORICAL OVERLAY	To identify the areas of the city which possess a unique historical character, and to retain, enhance, promote and expand the cultural and historical identities, character, and environments of such areas through the adoption and application of appropriate standards and guidelines. These standards and guidelines are used to review exterior alterations on existing development as well as new construction and development.	N/A	
(H-I)	HILLSIDE COMBINING	To promote and encourage the orderly development of hillside areas by the application of regulations and requirements established to meet the particular problems associated with development of hillside areas.	As per the underlying zoning and reduced for steep sites	
(CSPC)	CENTERVILLE SPECIFIC PLAN OVERLAY	To provide special regulations for the area encompassed by certain subareas of the Centerville Specific Plan. The Centerville Specific Plan establishes policies and regulations to guide further development within the overlay district.	As per the underlying zoning and modified by the Centerville Specific Plan	
(1)	IRVINGTON COMMUNITY COMMERCIAL OVERLAY	To identify the commercial and industrial areas within Central Irvington, for which special urban design plans and development guidelines have been prepared. Nonresidential development is subject to the Irvington Design Guidelines.	N/A	
(M-R)	MINERAL RESOURCES OVERLAY	To provide for the production and conservation of mineral resources on lands identified in the general plan as having mineral resources of regional significance, and to protect such land from the encroachment of incompatible uses while giving due consideration to environmental, aesthetic, recreational and economic factors.	N/A	
(Q)	QUARRY COMBINING	To provide for the establishment of districts which are recognized as potentially or conditionally suitable for quarries and to eliminate or minimize the adverse effects of quarries by regulating their orderly operation, and to assure that the lands quarried are rehabilitated promptly upon completion of quarrying to a condition compatible with land uses indicated on the general plan for the quarried and adjacent land.	N/A	
(R)	DEVELOPMENT RESERVE OVERLAY	To promote and encourage the orderly development of the hill areas and certain other lands by the application of regulations and requirements established to meet the particular problems associated with development of these areas.	20 Acres minimum lot size unless restrictions are removed (Eliminated by Measure T- Hill Area Initiative- 2002)	
			Last revised: 2008-11-21	